

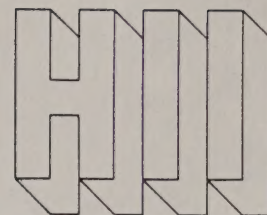
RESCISSION OF AUTHORITY APPROVAL OF THE REPORT AND DECISION ON THE APPLICATION BY DENIS A. BLACKETT AND RALPH A. PARTAN (101 COMMONWEALTH ASSOCIATES) FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS, AND CHAPTER 652 OF THE ACTS OF 1960, AND FOR CONSENT TO THE FORMATION OF A LIMITED PARTNERSHIP UNDER SAID CHAPTER 121A.

On November 8, 1973, the Authority voted to adopt a Report and Decision on the application of 101 Commonwealth Associates for approval of an urban redevelopment project pursuant to Massachusetts General Laws (Ter. Ed.), Chapter 121A, as amended, and Chapter 652 of the Acts of 1960. The application, General Partners Denis A. Blackett and Ralph A. Partan, proposed the acquisition of two parcels of land at 99-107 Commonwealth Avenue, Boston, and construction of 97 units of mixed-income housing.

The Massachusetts Housing Finance Agency did not, because of market conditions, issue a Financial Commitment on the project. The developer then allowed its option on the land to lapse. The parcels are now a city park.

In the opinion of the Chief General Counsel, this matter does not require a public hearing.

For the reasons noted above, therefore, the Report and Decision adopted by the Authority on November 8, 1973, is hereby withdrawn and rescinded, and all obligations and benefits of the applicant thereunder are hereby terminated.



Housing Innovations, Inc.

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*Rec'd Wm
9/13/82*

September 2, 1982

Mr. William A. McGrath
121A Coordinator
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

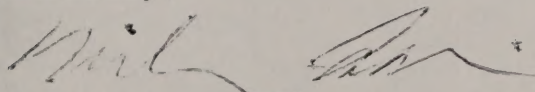
RE: 101 Commonwealth Associates

Dear Mr. McGrath:

Pursuant to our earlier discussion, 101 Commonwealth Associates was the developer of the site at the corner of Commonwealth Avenue and Clarendon Street. At that time, 101 Commonwealth Associates had an option with respect to the property and was attempting to develop the site for apartment use to be financed by the Massachusetts Housing Finance Agency. Twenty-five percent of the units were contemplated to be made available to low and moderate income families pursuant to the Section 8 Program and the balance of the units would have been made available at market rates. This project, unfortunately, was abandoned when the Massachusetts Housing Finance Agency did not approve it for financing because of concerns of market risks. Subsequent to the denial of financing, the option was allowed to lapse and since that time, the site -- I believe -- has been acquired by the City and is currently used as a neighborhood park.

If you should have any further questions with respect to this project, please let me know. Otherwise, as you suggest, the designation of 101 Commonwealth Associates as a 121A entity should be rescinded. Thank you.

Sincerely,


Richard M. Lappin
Vice President

RML:cc

MEMORANDUM

SEPTEMBER 30, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: RESCISSION OF APPROVAL OF REPORT AND DECISION
CHAPTER 121A APPLICATION OF 101 COMMONWEALTH ASSOCIATES

On November 8, 1973, the Authority voted to adopt a Report and Decision on the application by 101 Commonwealth Associates for authorization and approval of a project under Chapter 121A of the General Laws of the Commonwealth and Chapter 652 of the Acts of 1960 and for consent to form a limited partnership under the provisions of Chapter 121A.

The project to be undertaken under the above Report and Decision was the construction and maintenance of 97 mixed income rental units on two parcels of land at 99-107 Commonwealth Avenue, Boston. This project was abandoned when the Massachusetts Housing Finance Agency did not issue a financial commitment because of market risks. The site is now used as a neighborhood park. A letter from the developer dated September 2, 1982, asks that the designation be rescinded. The letter is attached.

An appropriate vote follows:

VOTED: That the document presented at this meeting entitled, "Rescission of Authority Approval of the Report and Decision on the Application by Denis A. Blackett and Ralph A. Partan (101 Commonwealth Associates) for Authorization and Approval of a Project Under Chapter 121A of the General Laws of the Commonwealth of Massachusetts, and Chapter 652 of the Acts of 1960, and for Consent to the Formation of a Limited Partnership Under Said Chapter 121A" is hereby approved and adopted.

